



Maple House Forest Road, Waltham Chase - SO32 2LA

In Excess of £500,000

WHITE & GUARD

Maple House Forest Road

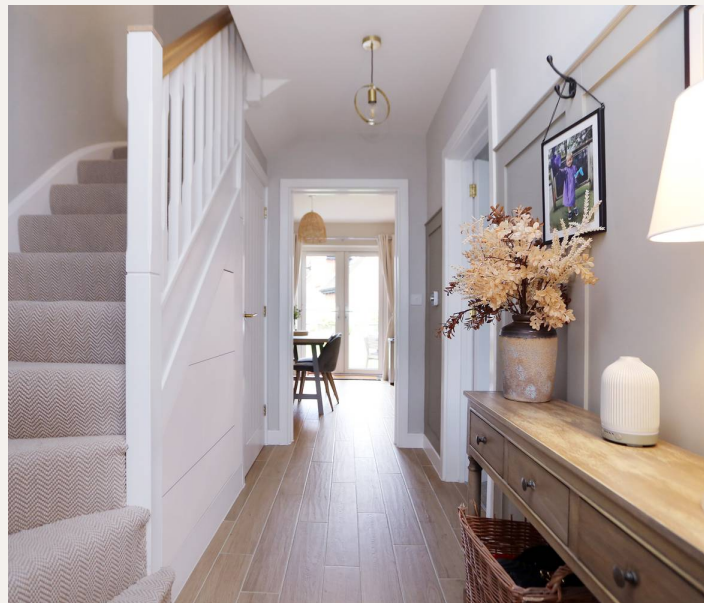
Waltham Chase, Southampton

An attractive, stylish and thoughtfully extended family home that was built by Bargate Homes situated within the centre of the village. The property also benefits from being only minutes away from the pretty market towns of both Bishops Waltham and Wickham and due to everything it offers in terms of both space and location an early viewing is undoubtedly a must. Accommodation on the ground consists of a lovely inviting entrance hall, cloakroom, sitting room, complete with wood panelling, a spacious kitchen/breakfast room that is flooded with light, family room and good size utility. On the first floor there are then three light and airy bedrooms, the master of which is ensuite and family bathroom. A driveway and fully landscaped, low maintenance rear garden then only adds to the property's overall appeal, for which reason, a healthy amount of interest is certainly anticipated.

LOCATION

The house also benefits from being located close to Waltham Chase's primary school, its church, pub, village store and recreation ground. The neighbouring villages of Bishop's Waltham and Wickham are also only minutes away, both of which have a broad range of shops and amenities, as is Botley which has a mainline railway station. Both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND E
- EPC RATING B FREEHOLD
- THREE BEDROOM EXTENDED DETACHED HOME
- SPACIOUS KITCHEN BREAKFAST ROOM
- ENSUITE TO MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY WITH VEHICLE CHARGING POINT





INSIDE

The house is approached via a pathway leading to a covered entrance porch from a double glazed door then takes you through to the inviting entrance hall. From the hall a door leads through to a modern cloakroom, stairs lead up to the first floor with wood effect ceramic tiled floor and under stairs cupboard to one side. The sitting room has stylish wall panelling and a bay window to the front. The heart of the house then has to be the good size kitchen/breakfast/dining room that has both a window and French doors that lead out onto the rear patio. The kitchen itself is fitted with a range of wall of base units, with central island with breakfast bar along one side. There are then a range of built of appliances including, an electric oven with separate grill oven, gas hob, built in dishwasher, hot tap, fridge and freezer. The room also has beautiful wood effect ceramic tiled flooring and spotlights. At one end of the kitchen a doorway then leads into what was formerly the garage but has now been thoughtfully converted into a large family/playroom. This room has a window to the front with fitted blind as well as a range of fitted units and cupboards along one wall with recess in the centre for TV. The room also has laminate flooring and a doorway at one end then leads through to a sizable utility room which also has a range of fitted wall and base units, a ceramic sink as well as plumbing and space for automatic washing machine and further appliance space, with a door to one side that leads through to the garden.

On the first floor landing there is access to the good size loft, an airing cupboard and door to one side that leads through to the master bedroom. This room overlooks the front of the property, has fitted mirrored wardrobes, panelling to one wall as well as wall lights and door then leads into the beautifully appointed ensuite. The ensuite has been fitted with a double width shower cubicle, floating wash hand basin, low level WC, heated towel rail, with the room also having been fully tiled and having spotlights. Bedroom two, which is a good size double room overlooks the rear garden, as does bedroom three, which is a lovely bright room. The family bathroom has a modern bath with shower above, wash hand basin, low level WC and heated towel and is also fully tiled and has spotlights.



OUTSIDE

Externally to the front of the house the garden has been laid to high quality astro turf with driveway that runs along the side of the house providing ample parking along with a charging point for a car to one side.

The rear garden has been fully landscaped with astro turfed lawn with raised borders that have been selectively planted, there is then a further seating area towards the end of the garden.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach

Ground Rent is £150 payable twice a year.

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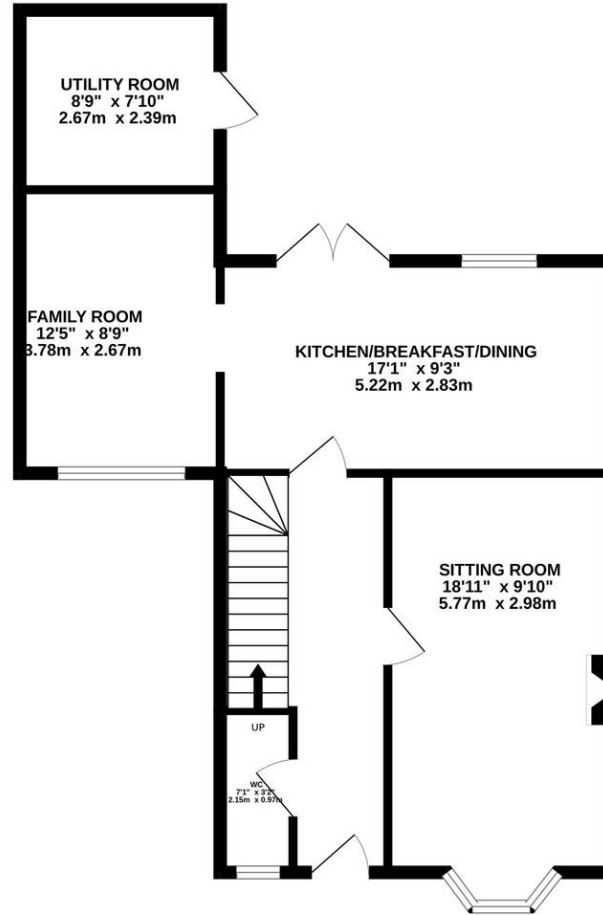
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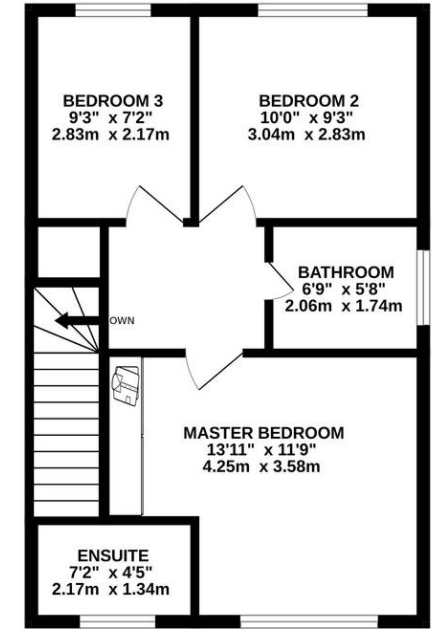
Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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